

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

November 17, 2022

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, November 17, 2022 at 5:50 p.m.**

Present: Planning Commission Members: Gregory McDonald, Chairman; Brian David; Edward Pfahl; Michael Polo and Kim Veris; Mayor Thomas Perciak; City Council Representative, James Kaminski; Administration: Assistant Law Director, Daniel Kolick; Assistant City Engineer, Lori Daley; Building Commissioner, Michael Miller and Fire Department Representative, Captain, Matt Tilbert.

The following was discussed:

HOOLEY PUB AND KITCHEN: Mrs. Daley stated that this is going in at the Mall where Bar Louie was, utilizing the same space and still using the same outdoor patio space, just doing a little bit of changes to that, putting up a pergola and outdoor fire place but other than that no changes to the footprint or anything so the City Planner had no issues and there is no report from Engineering. Mr. Miller stated that from Building, because this was a previous restaurant all of the safety features for vehicle impact protection are in place so there is nothing for us to report. Capt. Tilbert stated that from the Fire Department there is no report. Mr. Kolick stated that the Commission could act on both of these and since it is not a substantial change it will not need to go to City Council.

PARK RIDGE CROSSINGS: Mrs. Daley stated that this is for Phase 2 of the subdivision. It is just one street that has 18 cluster homes on it. Five of the lots are located in R1-75 zoning because of the split zoning that was on this property originally. All of those lots comply with the zoning requirements and the remaining 13 are in the RT-C District. From the City Planner there are no issues, everything is in compliance, it complies with the Overall Development Plan and from Engineering everything is in approvable form. Mr. Miller stated that from Building the Plans are in approvable form. Capt. Tilbert stated that from Fire the plans are in approvable form. Mayor Perciak asked Mr. Bender when they were planning on starting. Mr. Bender stated that it would later for the clusters, the single family has to go in first, so this summer of spring. Mayor Perciak stated that there is nothing that is going to happen before spring, you have cleared that trees but that is about it. Mr. Bender stated the earliest start would be March. Mayor Perciak stated that the reason he was asking was because of Prospect Road. We have to do something with Prospect Road, we delayed doing things there simply because, of the trends from your development. Mr. Bender stated that at that point we are going to put in some catch basins, Lori asked us to put some catch basins and we were delayed further on our start we could probably go in and do the work on Prospect so that it doesn't hold up the paving. Ms. Daley stated that the paving will hold

up vehicles. Mr. Bender stated that he would bring them through the back side. We are going to build a construction road. Mayor Perciak stated that these are all budgetary issues and we are trying to get all this straightened away and we are getting a lot of kick back from the residents that are using that strip on Prospect Road there. We put it on the back burner because of all the heavy equipment but on the same token we have to do something and that is why we have been asking. Mr. Bender stated that they could bring them in a service drive through the back side and keep them off of Prospect and then if we have to, we could put in the catch basins possibly on Prospect so that it doesn't interfere with your paving. Mayor Perciak stated, work it out with Lori and Kenny. Mr. Kaminski stated that would be great, that would be excellent. Mrs. Daley stated that we will do that. Mr. Kolick stated that they've created a new Association for the clusters; I have approved those documents, you just need to make any motion for approval subject to my receipt of the signed documents. After they get approved by Council they will get filed and I presume you will be going to Council with both phases at the same time. Mr. Bender stated that they would hopefully do them simultaneously. Mr. Kolick stated that they will be paying the Recreation Fee since there is no recreation in there. Mayor Perciak asked if Mr. Bender knew who was going to be doing this. Mr. Bender stated that they were asked for an initial bid but they can't give me a firm price yet. Mayor Perciak said that they had been sitting and listening to a bunch of presentations this whole past week on the Town Center Project and on our Covered Bridge and it is like sitting through torture chambers listening to all the things they have told us that they can't get whether it be doors are 26 weeks wait and what about the wood. Mrs. Daley stated it is the man-made wood. Mayor Perciak and trying to get coated steel, it is like we are inventing the wheel. Mr. Bender stated that they were trying to start a job in Avon and they have special fire hydrants and they told us they could get them, order them and send a deposit but you won't have them until May. That is everybody and locating the material as well is a big problem.

ORDINANCE NO. 2022-152: Mr. Kolick stated that this is a lot on the north side of Rt. 82, close to where Foltz comes in, east of that but between there and the railroad tracks that currently has a single-family home on it but there is nothing zoned R1-75 in that area. I talked to the real estate agent and they really don't have any plans for it. It may be a little premature to rezone from General Industrial. It would probably have a rough time being developed on its own for General Industrial but there are some lots that adjoin it there to the east of it that could be put together and assembled to do something for General Industrial, so Council is looking for a recommendation on it but I really don't see a reason to rezone it now. Mayor Perciak asked Mrs. Daley if this is close to Vitalia. Mrs. Daley stated that it was and that Viitalia wraps around the back of it. Mayor Perciak asked if they want this for any reason or what. Mrs. Daley stated that she did not know if they have contacted them for any reason but they could use it for another

entrance coming out onto Rt. 82. Mayor Perciak stated that none of that has been discussed with us, correct? Mr. McDonald stated that he agreed with Mr. Kolick, without a plan why would we change it from GI? Mayor Perciak stated that he was just asking if anybody knew anything. Mrs. Daley stated that nobody has inquired or anything. Mr. Kolick stated that the real estate agent indicated that they contacted Vitalia and they said that they weren't interested in it.

Mr. Miller introduced Ted Hurst who has been appointed to be his replacement upon his retirement on February 3, 2023.

The meeting was called to order at 6:00 PM by the Chairman, Mr. McDonald.

Roll Call:	Members Present:	Mr. McDonald Mr. David Mr. Pfahl Mr. Veris Mr. Kaminski Mr. Polo Mayor Perciak
	Also Present:	Mr. Miller, Bldg. Com. Mrs. Daley, Asst. Engineer Mr. Kolick, Asst. Law Dir. Cpt. Tilbert, Fire Dept. Rep, Carol Brill, Recording Secy.

REVISED AGENDA:

Mr. David - Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David - I move to use the Revised Agenda this evening.

Mr. Pfahl – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

APPROVAL OF MINUTES

Mr. McDonald – You have had a chance to review the minutes of October 20, 2022. If there are no additions or corrections they will stand as submitted.

PUBLIC HEARING:

Mr. McDonald – Item Number One, Hooley Pub and Kitchen, anyone wishing to speak in favor of this please step forward and state your name and address for the record.

Mr. Reese – John Reese, 3496 Evington Court, Brunswick, Ohio.

Mr. McDonald - Is there anyone else wishing to speak in favor or against? Seeing none we will consider the Public Hearing closed and we will go to our Administrative reports, Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, there are no changes to the Development Plan for the Mall. The building footprint and parking areas and outdoor dining configuration all remain unchanged and approval is recommended. From Engineering there is no report. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

Mr. Miller – Thank you Mr. Chairman. From the Building Department, this was a previous restaurant so therefore the vehicle protection devices are in place and the plans are in approvable form. Thank you.

Mr. McDonald – Capt. Tilbert.

Capt. Tilbert – Thank you Mr. Chairman. From the Fire Department, there is no report. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. You are in a position to act on these two items. Thank you.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for Hooley Pub and Kitchen.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Conditional Use Permit pursuant to Codified Ordinance Sections 1258.04(c)(4) and 1242.07 to allow Hooley Pub and Kitchen to utilize approximately 518 SF as an outdoor patio on the north side with a maximum seating of 28 and to utilize approximately 390 SF as an outdoor patio on the east side with a maximum seating of 26 for property located at South Park Center, PPN 396-22-001 zoned Shopping Center.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called All Ayes APPROVED

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for an Amendment to the Final Development Plan pursuant to Codified Ordinance Section 1258.21 for Hooley Pub and Kitchen.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called All Ayes APPROVED

Mr. McDonald – You are all set, do you have any idea when you might be opening?

Mr. Reese – We are targeting early February, have to get open before St. Patrick's Day.

NEW APPLICATIONS:

PARK RIDGE CROSSINGS, Phase 2/ Chris Bender, Agent

Final Subdivision Plan for Phase 2 of Park Ridge Crossing consisting of 18 cluster homes to be located off Prospect Road South of Drake Road, PPN 394-14-001 zoned RT-C and R1-75. **ARB Favorable Recommendation 11-15-22.*

Mr. McDonald – Item Number Two, Park Ridge Crossings, please step forward and state our name and address for the record.

Mr. Bender – Chris Bender, 22700 Royalton Road, Strongsville, Ohio.

Mr. McDonald - we will go to our Administrative reports, Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, all of the lots comply with the lot area width and setback requirements and the lot sizes and setbacks are consistent with the approved Overall Development Plan and approval is recommended. From Engineering it is in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

Mr. Miller – Thank you Mr. Chairman. From the Building Department, it is in approvable form. Thank you.

Mr. McDonald – Capt. Tilbert.

Capt. Tilbert – Thank you Mr. Chairman. From the Fire Department, it is in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. I have approved the Covenants and Deeds for the smaller Association. I have reviewed and accepted the Articles of Incorporation. Any approval tonight should be made subject to my receipt of the signed documents. The Developer will be paying the Recreation Fee and Chris the only thing I would note is, as you continue to build this out, just make sure that the Common Blocks are noted as to whose they are. The Overall Association or the Minor Association just as you continue on. Thank you.

Mr. Bender – We will identify them with a prefix “c” or whatever for cluster areas and will depict which association for the Common Area.

Mr. Kolick – Okay, very good.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for Park Ridge Crossings.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Final Subdivision Plan for Phase 2 of Park Ridge Crossing consisting of 18 cluster homes to be located off Prospect

Road South of Drake Road, PPN 394-14-001 zoned RT-C and R1-75 subject to the Law Departments receipt of the signed documents and payment of recreation fees by the Developer.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

REFERRALS FROM COUNCIL:

ORDINANCE NO. 2022-152

An Ordinance Amending the Zoning Map of the City of Strongsville Adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville to Change the Zoning Classification of Certain Real Estate Located at 21930 Royalton Road, in the City of Strongsville from GI (General Industrial) Classification to R1-75 (One Family 75) Classification (PPN 392-14-006).

Mr. McDonald – Mr. Kolick.

Mr. Kolick – Mr. Chairman, this is a parcel of property that currently has a single-family home on it on the north side of Rt. 82 down near to where Foltz comes in. There are no plans to develop it, we don't have anything zoned R1-75 in that particular area and as I explained to the agent for the property, the real estate agent, I said, if you rezone this to R1-75 and move it back to anything else you would need a vote of the people to do it which doesn't make sense until they have some type of plan to utilize it so at this point Council is looking for a recommendation of this Planning Commission.

Mr. McDonald – Thank you, I think Mr. Kolick's take on this is pretty spot on. Does anybody have any questions? Ordinance No. 2022-152. An Ordinance Amending the Zoning Map of the City of Strongsville Adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville to Change the Zoning Classification of Certain Real Estate Located at 21930 Royalton Road, in the City of Strongsville from GI (General Industrial) Classification to R1-75 (One Family 75) Classification (PPN 392-14-006).

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David - Move to give favorable consideration for Ordinance No. 2022-152.

Mr. Pfahl – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call:	All Nays	DENIED
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Mr. McDonald - Any other business to come before this Commission this evening?
Seeing none, we are adjourned.

Mr. McDonald – Mr. Kaminski you have your recommendation. We will plan on getting together after our next meeting for Holiday Cheer whenever that may be.

Greg McDonald, Chairman

Carol M. Brill _____

Carol M. Brill, Recording Secretary

Approved